

# \$170,000 - 120 5 Avenue Sw, Falher

MLS® #A2232726

**\$170,000**

3 Bedroom, 2.00 Bathroom, 1,081 sqft

Residential on 0.20 Acres

NONE, Falher, Alberta

Well-Maintained 3-Bedroom, 2-Bathroom Home with Triple Garage in Falher! This move-in-ready home offers the perfect blend of comfort, space, and functionality. Featuring 3 bedrooms and 2 bathrooms, it's ideal for families or those seeking a spacious layout. Step inside to an open floor plan with a large living room that flows effortlessly into the kitchen. The kitchen boasts plenty of cabinet and countertop space, an eat-up island, and a dedicated dining area perfect for hosting. A large pantry with built-in shelving adds extra convenience, while the bonus room or boot room provides additional flexibility for storage or workspace. The primary bedroom includes a generous walk-in closet and steps from the main 4-piece bathroom. Downstairs, you'll find a cozy rec room, a laundry area, 2 additional bedrooms, a 3-piece bathroom, and a large storage room complete with built-in shelving. Outside, you'll find a triple-car garage with back alley access and ample parking space for vehicles, trailers, or toys. Nestled in the peaceful community of Falher, this well-maintained home is a wonderful opportunity to settle into a move-in-ready property with room to grow. Don't miss out—schedule your showing today!

Built in 1980

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2232726    |
| Price          | \$170,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,081       |
| Acres          | 0.20        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 120 5 Avenue Sw              |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Central Vacuum |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Stove(s)                       |
| Heating           | Forced Air, Natural Gas                                                |
| Cooling           | None                                                                   |
| Has Basement      | Yes                                                                    |
| Basement          | Finished, Full                                                         |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                              |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Many Trees |
| Roof              | Asphalt Shingle                                                                      |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 51              |
| Zoning         | R1              |

**Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

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